

MOTION BY SUPERVISOR MARK RIDLEY-THOMAS

June 16, 2015

Negotiating a Ground Lease for a Medical Office Building at the Martin Luther King, Jr. Medical Center Campus

On August 19, 2014, the Board of Supervisors (Board) authorized the release of a Request for Qualifications (RFQ) and a subsequent Request for Proposals (RFP) to solicit responses from developers interested in the development of an approximately 50,000 square foot medical office building (MOB) on the Martin Luther King, Jr. Medical Center Campus in Willowbrook.

On October 14, 2014, the Board redirected the coordination of this process and designated the Community Development Commission (Commission) to act on behalf of the County of Los Angeles (County) to evaluate the results of the RFQ and to complete the RFP process. The initial RFQ process resulted in a short list of four proposers. On January 27, 2015, the Board authorized the release of the RFP to the four proposers on the short list. Three responses were received by the due date of March 31, 2015, with one proposer declining to participate in the solicitation.

The Commission convened an evaluation panel to review the three RFP responses. The RFP responses were scored by each member of the evaluation panel based on the criteria established in the RFP. All three RFP respondents also conducted presentations/interviews with the evaluation panel. Trammell Crow Company was the highest scoring proposer. The next step is to enter into exclusive negotiations with

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Trammell Crow Company for a long-term ground lease with the County.

I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:

1. Designate the Commission to act on behalf of the County of Los Angeles to negotiate a ground lease for development of a proposed medical office building on County-owned property at the MLK Medical Center Campus.
2. Direct the Directors of the Departments of Health Services, Public Works, Internal Services, Regional Planning and the Chief Executive Office-Real Estate Division, as necessary, to work in coordination with the Commission in the negotiation process.

I FURTHER MOVE THAT THE BOARD, ACTING AS THE BOARD OF COMMISSIONERS OF THE COMMUNITY DEVELOPMENT COMMISSION:

1. Instruct the Executive Director, or his designee, to enter into exclusive negotiations with Trammell Crow Company, and to return to the Board of Supervisors for approval of a ground lease and all related documents, upon successful conclusion of negotiations.

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(DMR)